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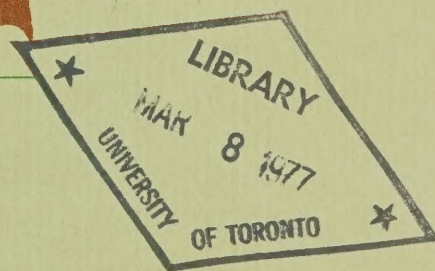
Government
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Rural Estate GUIDELINES



Ontario

Ministry of
Housing



Rural Estate GUIDELINES



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Housing

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The guidelines contained within this booklet are designed to assist planners in formulating appropriate policies for estate residential development. They provide an overall framework for assessing suitable locations for, and scale of, estate development, and suggest methods of implementation, while taking into account the particular characteristics of each municipality.

It must be stressed that these guidelines are not intended as a "formula", tailor made to all areas and situations. They are, rather, a collection of criteria which should be carefully considered and adapted to the needs of each specific location.

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RURAL ESTATES

INTRODUCTION

The Ministry of Housing is involved in the approval of housing within a sound planning framework. In this role, it stresses the need for municipalities to plan for their future growth and development.

In the past few decades, the Ministry has observed an increasing demand for both seasonal and permanent residences in rural areas. Demand for permanent residences has been seen in the increase of large rural severances, development pressure on small hamlets and villages, conversion of seasonal properties and obsolete farm buildings, increasing numbers of mobile home parks and increasing proposals for rural estate and retirement home development. Simultaneously, there has been a notable desire for access to the countryside, which has led to increasing resort severances, increasing cottage, chalet and other forms of seasonal use subdivisions and new emphasis on preservation of rural open space for public access.

These demands, combined with a heightened awareness of the need to protect our natural resources, have led to greater pressures on rural areas of Ontario. Careful planning is the best method of satisfying these demands

while safeguarding the rural environment and landscape. Provincial policy over the past decade has, therefore, recommended that residential development in rural areas be accommodated in or adjacent to existing urban centres. However, some housing may be permitted in rural areas without compromising good planning principles.

The Ministry of Housing encourages a range of carefully planned housing forms in rural areas. This includes estate residential developments which encompass Provincial goals and promote good planning principles. It is government policy, therefore, to permit this form of development only when a municipality has committed itself to a planning program through the preparation of an approved Official Plan containing estate residential policies. But a recent review of approved Official Plans containing rural estate policies has indicated that planning analysis of this form of development has often been limited. Consequently, policies have tended to be superficial and unrelated to particular municipal characteristics.

The guidelines presented here will, hopefully, lead to better and more representative estate residential policies.

DEFINITION

Rural estate development is defined in general terms as planned low density, non-farm residential development

in a rural area. Such development is oriented economically towards a nearby urban centre, but is itself connected to a minimum of urban services.

In most cases, rural estate development constitutes a planned development project divorced physically from an existing built-up area. This form of rural residential development is meant for the person who, by interest and choice, values the natural environment and prefers to reside where urban public amenities are limited. Any inconvenience is presumably compensated for by the higher amenity level associated with rural living.

GUIDELINES FOR ESTATE RESIDENTIAL DEVELOPMENT

While the Ministry of Housing accepts the principle of estate residential development, it is aware that the acceptance of such development must incorporate good planning principles. It must regard the preservation of potential and existing agricultural land, the conservation of certain unique physical and ecological resources, the promotion of public access to rural areas for recreational purposes, the financial and social stability of rural municipalities, and the rights of the local municipality to plan its own future.

To this end, the following set of "goals" and implementation criteria have been developed to provide planners and consultants with criteria for formulating estate residential policies.

A. PHYSICAL CONCERNS

A.1 ENSURE THAT THE VIABILITY AND FLEXIBILITY OF
EXISTING OR POTENTIAL AGRICULTURAL ACTIVITY
IS PROTECTED.

The main function of most of rural Southern Ontario has been, and should continue to be, the provision of food for Ontario's population and for export abroad. Growing awareness of world food shortages and desires for national self sufficiency dictate that preservation of agricultural land and protection of the future of the agricultural industry should take precedence over development of land for rural residential use, including rural estates.



Throughout the rural area, one sees evidence of estate development vying for agricultural land.

Guidelines which should be followed to ensure agricultural viability and flexibility are as follows:

- i) Assess the structure of the agricultural industry in the community and evaluate possible future changes in the structure.
- ii) Prohibit rural estate development in locations where it is shown that it will hamper the viability and/or flexibility of agricultural activity in adjacent areas of the municipality as a whole.
- iii) Locate rural estates only in areas which have limited agricultural potential. Provincial policy discourages development on Classes 1 to 4 agricultural lands.
- iv) Separate rural estate development from existing or potential farm operations at the distance recommended by the Agricultural Code of Practice.

A.2 ENSURE THAT LOCATIONS CHOSEN FOR THE RURAL ESTATES CAN SUCCESSFULLY ASSIMILATE THE DEVELOPMENT INTO THE RURAL LANDSCAPE.

One of the major complaints against non-farm residential development is that it destroys the rural character of the landscape for the existing resident or passerby. In general, sites which are treed or screened in some other fashion from surrounding roads and villages will minimize the visual impact of development on the rural landscape.

Sensitivity to the natural beauty of the rural landscape will discourage scenes like this....

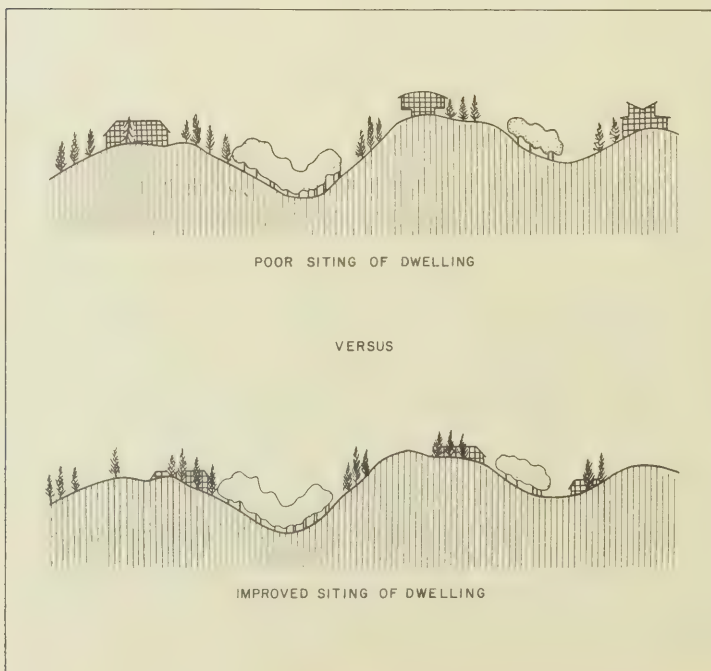


...and encourage
scenes like this

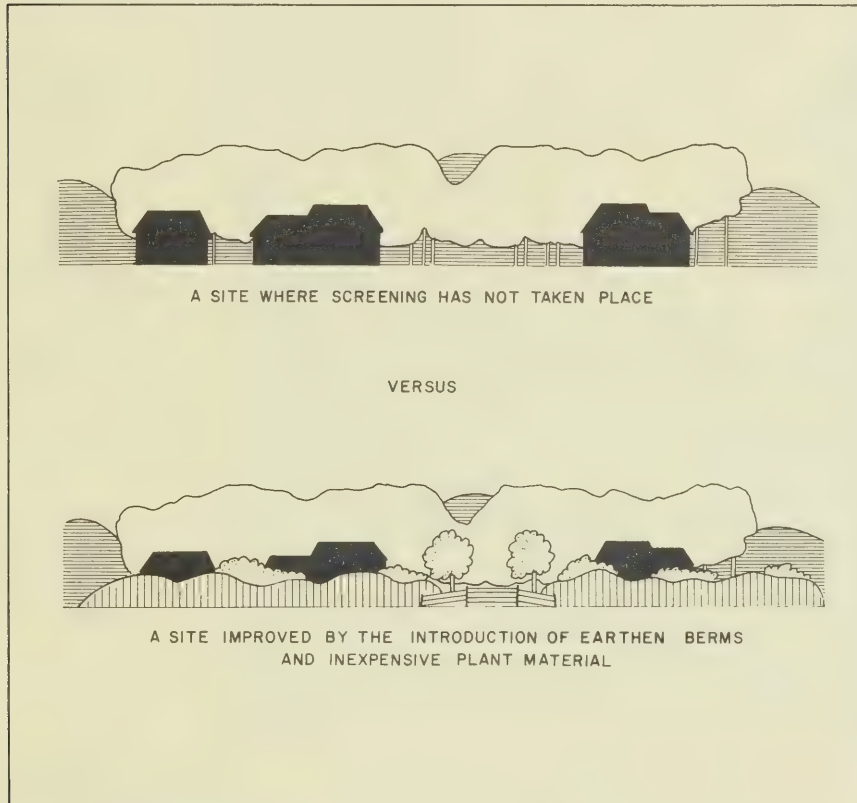


Guidelines to ensure the assimilation of estate
residential development into the rural landscape are as
follows:

- i) Locate rural estates in areas which provide
natural screening such as diverse topography
and vegetation.
- ii) Site buildings to be as invisible as possible
from the surrounding countryside.



- iii) Landscape all parts of the site that have no natural screening from the surrounding countryside.



- iv) Consider the requirement that builders utilize natural building materials (e.g. wood shingles) and muted colour schemes in the construction of the dwelling.

A.3 ENSURE THAT THE DESIGN OF ESTATE DEVELOPMENT
IS SYMPATHETIC TO THE SITE AND SURROUNDINGS
AND CREATES MINIMAL DISTURBANCE TO THE NATURAL
ENVIRONMENT.

Estate sites must meet certain standards to fulfill expectations of future residents. The eventual layout and design of the subdivision will affect the atmosphere

and level of privacy obtained by the owner. The layout should therefore emphasize the rural character of the site and protect the privacy and peace of the resident.



Sensitivity to the natural landscape with minimal disturbance to the environment...

...as well as preservation of barns, fences and other artifacts enhance estate development.

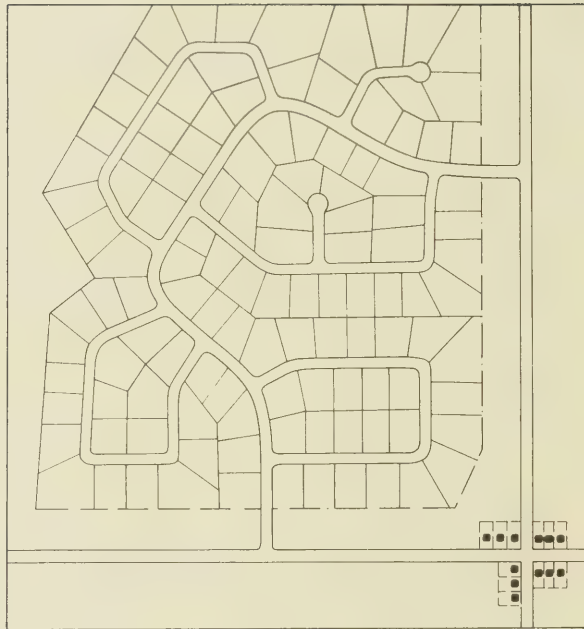


To ensure sympathetic site design, the following guidelines should be adhered to:

- i) Design the subdivision to retain the natural features of the site.
- ii) Design the subdivision to preserve, where possible, any vestiges of past human use of the site (i.e. fences, old buildings, orchards, etc.).
- iii) Site buildings to preserve vistas of the adjacent rural area for as many future residents as possible.
- iv) Vary lot sizes to reduce the chances of the development looking like "transplanted suburbia".
- v) Require that any grading be approved by the municipal engineer.
- vi) Plot and evaluate vegetation prior to development of the site. Preserve economically and aesthetically valuable species wherever possible.

A.4 ENSURE THAT THE RURAL CHARACTER OF EACH
ESTATE LOCATION IS MAINTAINED THROUGH CARE-
FUL ATTENTION TO THE SCALE OF DEVELOPMENT.

As noted, rural estate residents have certain expectations about their surroundings. These expectations would be seriously impaired if the number of estate residents concentrated in a small area led to a lessening of their privacy and their appreciation of the rural atmosphere. At a certain threshold, estate development may require its own urban type services and facilities. At this threshold, development begins to take on the character of a new hamlet. Such a situation is presented on the following page.



Guidelines to ensure that the scale of development is in keeping with the rural character of the site are:

- i) Relate the number of houses proposed in each development to the site to determine the eventual atmosphere that will be created by that number of dwellings.
- ii) Prohibit estate developments that are large enough to require internal facilities at an "urban" level such as schools, and commercial outlets.

A.5 ENSURE THAT THE LOW DENSITY CHARACTER OF ESTATE DEVELOPMENT IS MAINTAINED.

In many cases, the rural landscape can be preserved while siting dwellings on lots of varying size. Over an extended time period, too many small lots may have a greater tendency to develop an urban character and appearance. Depending upon the natural features of the site, however, the rural atmosphere can be maintained by encouraging lots of varying size, while assuming a maximum

density. Varied lot size enhances design flexibility, permits greater utilization of site features and allows preservation of existing topography and vegetation.



To maintain the rural character of estate development through the density of development permitted, the following guidelines should be applied:

- i) Require that no estate site be less than one acre in area.
- ii) Require that, under optimal site conditions, the minimum density of estate development be two persons per acre. This is a flexible requirement, calculated on the basis of the entire development area.

A.6 ENSURE THAT MINERAL, FOREST AND RECREATIONAL
RESOURCES ARE PROTECTED.

The rural areas in Ontario contain natural resources that are important to the Provincial and/or local economy. Among the most important are the Province's mineral and forest resources.

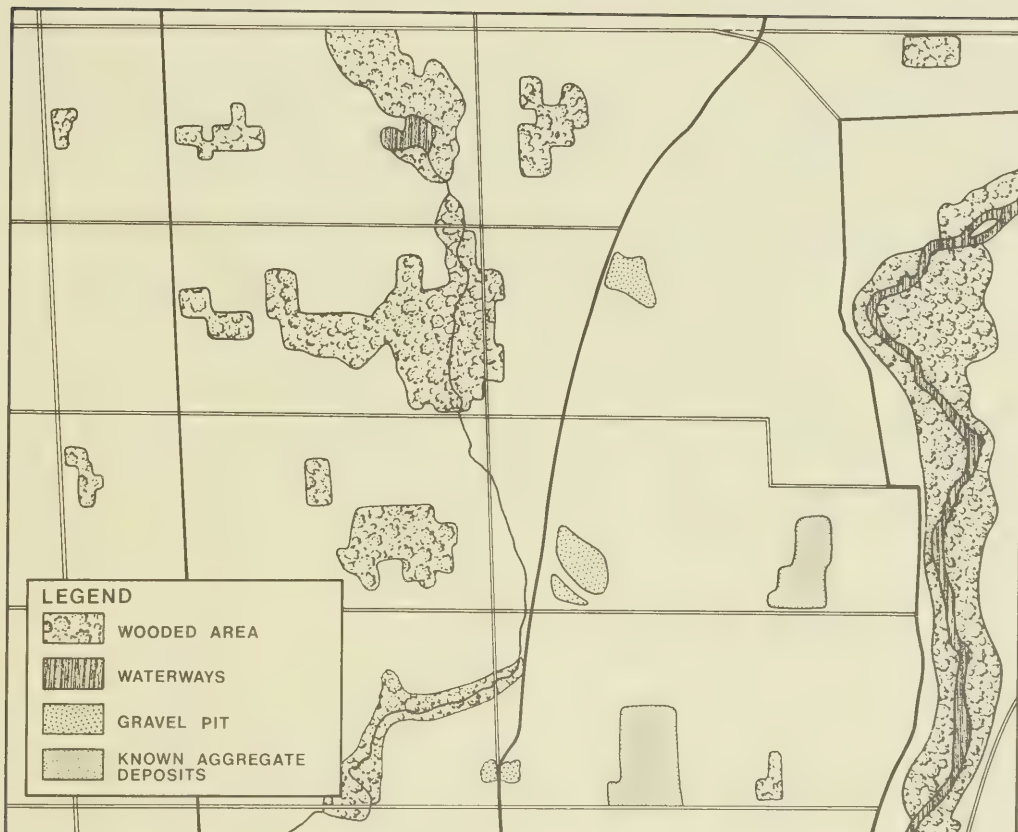
In selecting areas suitable for estate residential development, care should be exercised to ensure that there is minimal disturbance to, or destruction of woodlots.

Care should also be taken to ensure that potential mineral reserves are accessible for the future. The Ministry of Natural Resources has indicated that while many sand and gravel deposits are being depleted, others may never be developed due to the location of scattered rural estate development on or adjacent to these deposits.

Resource maps, such as the one included on the following page, serve as a guide to the location of resource areas, present and potential.

Guidelines to ensure preservation of forest and mineral reserves include the following:

- i) Assess the natural resource base of the municipality before setting aside areas for estate development.
- ii) Prevent the scattering of rural estate development throughout mineral or sand and gravel



Sample Resource Map

reserves by prohibiting estate development in these areas or by concentrating estate development in areas where these resources do not exist.

- iii) Prohibit estate development in locations which contain resource reserves which are or could be important in the future to the Provincial, regional and/or local economy.

A.7 ENSURE THAT MINIMAL DISRUPTION IS INFLUENCED
UPON THE LARGER ECOSYSTEM.

Areas regarded as suitable for estate development often play an important role in the larger ecosystem. This is especially true with regard to the hydrologic cycle.

The nature of the water regime is a product of the interaction between constituent elements of the natural and physical environment. A change in any one or more of these environmental factors can greatly change the nature of the surface water and groundwater systems. Many of these changes occur as a result of man's activities. For example, urban development will have an effect on the character of water runoff and farming practices such as the utilization of artificial drainage systems will often have a severe impact on the volumes and rates of surface water flow. The interrelationships between water, land and man's actions are many and often complex. Their effects upon land use can be both beneficial and detrimental. Rural planning must of necessity be concerned with these effects.

Many potential estate sites are located on extremely vulnerable lands which act both as recharge areas for lakes and streams and as the aquifers upon which many Ontario municipalities depend for their supply of fresh water. The results of careless development can be devastating.



(Photo courtesy of Ontario Ministry of Natural Resources)

The following guidelines should be observed to ensure that damage to the ecosystem does not occur:

- i) Assess the role of potential estate locations in the larger ecosystem with special reference to the impact development may have on water quality and quantity in the area.
- ii) Prohibit estate development in locations where it is shown that development will have a significant detrimental impact on the larger ecosystem.

A.8 ENSURE THAT UNIQUE PHYSICAL AND ECOLOGICAL QUALITIES IN THE LANDSCAPE ARE PRESERVED FOR THE ENJOYMENT OF THE ENTIRE COMMUNITY.

Locations which are suitable for estate development may often possess interesting and unique ecological and topographic features. Estate sites may also contain elements which are integral to the total landscape as viewed from the surrounding area. The larger public should not be denied access to such areas. If such features will be destroyed by such development, estate residential uses should not be permitted in these areas.

If, on the other hand, estate development can be integrated into the landscape without loss of or harm to unique features, these guidelines should be followed:

- i) Preserve landscapes and ecological areas of Provincial, regional, or municipal significance in their natural state for public open space or recreation purposes.
- ii) If the public purchase of unique features is not possible, require the dedication of the most sensitive areas to the public or retain these areas as private open space.

B. SOCIAL CONCERNS

B.1 ENSURE THAT THE HEALTH, SAFETY, WELFARE AND
SATISFACTION OF FUTURE ESTATE RESIDENTS IS
SAFEGUARDED.

The achievement of this objective may be facilitated through the selection of sites incorporating features contributing to a healthy environment, (good site characteristics, adequate drainage)...



...avoiding those nuisances and hazards (improper functioning of septic tanks and wells, possibility of flooding, landslides, etc.) which may have a negative effect.



Guidelines which will encourage a safe and satisfying environment include the following:

- i) Develop rural estates where soil and drainage conditions guarantee a suitable water supply and an adequate means of waste disposal.
- ii) Evaluate the suitability of the site for septic tanks and wells from the viewpoint of the cumulative effect of these services.
- iii) Assess each potential estate site in terms of erosion potential, susceptibility to flooding or vulnerability to any other environmental hazard (as defined by the Ministry of Natural Resources).

B.2 ENSURE THAT LOCATIONS CHOSEN FOR ESTATE
DEVELOPMENT PROVIDE PRIVACY, OPEN SPACE,

SCENIC QUALITIES AND A MINIMUM OF
CONFLICTING USES.

A study made of the desires and perceptions of owners of large, rural, non-farm lots indicate their preference for privacy, space and scenery. These features should be present in any estate development location.



The following guidelines encourage such features:

- i) Prohibit the development of estates in areas adjacent to existing and proposed industrial or commercial development, extractive industry, airports and other transportation facilities, intensive farm operations, intensively utilized recreational facilities and residential areas at urban densities, unless the topography or vegetation provides a natural buffer against noise, odour and visual impact.
- ii) Locate estates in areas which offer natural amenities such as diverse topography and vegetation, water bodies and scenic quality, and in areas which have an essentially rural character.

B.3 ENSURE THE SOCIAL AND POLITICAL IMPACT OF ESTATE DEVELOPMENT BE CONSIDERED BY THE MUNICIPALITY THROUGH A PUBLIC PARTICIPATION PROGRAM WHEN DETERMINING THE AMOUNT OF DEVELOPMENT TO BE PERMITTED.

It is often assumed that rural estate residents are more urban-oriented, and perhaps more affluent, than the existing rural based residents. As such they may be less concerned with agricultural and other rural issues and may be vocal in community affairs. The residents of the municipality should be made aware of the potential impact of new rural estate residents on the social climate of schools and community activities and on the political decision-making process in their municipality.

To prevent large-scale and unanticipated changes in rural social and political structures, the following guidelines should be considered:

- i) Project the social characteristics of future rural estate residents and assess the impact of various estate residential populations on the existing community social structures.
- ii) Inform the municipal residents of the possible social and political implications of an influx of new residents.
- iii) Set targets and phasing policies for estate development with the aid of the residents, only after the above factors are taken into account.

B.4 ENSURE THAT MUNICIPAL AND REGIONAL TARGETS SET FOR THE AMOUNT OF ESTATE DEVELOPMENT ARE BASED NOT ONLY ON DEMAND, BUT ON THE AMOUNT OF THIS FORM OF HOUSING WHICH THE MUNICIPALITY IS ABLE TO SUPPORT.

There is no existing method that can be utilized to precisely define demand. Under existing rural development policies, demand is usually hidden, and is difficult to assess as it often originates outside of the rural municipality. Any demand indicator, however rough, should be closely linked to the municipality's ability to support the amount of rural estate development which it is willing to permit.

Serious repercussions may result from a large oversupply of rural estate residences in the area. Aside from robbing an area of its rural character and appearance...

a large oversupply might eliminate land which could be put to other uses beneficial to the community, such as reforestation, quarry operations, public open space or farmland.



Guidelines to assist in the establishment of realistic rural estate targets include the following:

- i) Ensure that any assessment of the demand for this form of housing avoids the situation where estate development may dominate the existing population structure.
- ii) Inform the residents of the possible consequences of large oversupply situations.
- iii) Set targets and phasing policies only after the above factors have been considered. Ensure that these targets reflect the municipality's ability to support this amount of development, both economically and socially. Ideally, this should form part of an overall need and demand study for the municipality.
- iv) Ensure that targets are in keeping with the goals for the character and appearance of the municipality.

B.5 ENSURE THAT LOCATIONS CHOSEN FOR ESTATE
DEVELOPMENT DO NOT HINDER THE EXPANSION OF
URBAN CENTRES AT URBAN DENSITIES.

Most housing in rural areas will be provided at urban densities adjacent to existing built-up urban areas. Estate development should not hinder the expansion of hamlets and villages and should not be located in an area where the extension of piped services may be expected. As well, if expansion does occur, the rural character of the estate development will be lost.



Guidelines to ensure that logical urban expansion is not hindered by estate development are as follows:

- i) Discourage estate development adjacent to existing urban centres where the possibility of extending piped services may arise. Only if Official Plan studies establish that the community will not expand in the direction of the estate site should the proposal be allowed to proceed. (The latter will usually only occur when the urban centre is prohibited from expanding in a certain direction due to topographic barriers such as escarpments and river valleys.)
- ii) Limit consent activity in intervening areas in order to minimize the gradual concentration of development and to maximize the principle of urban - estate separation.

C. ECONOMIC CONCERNS

C.1 ENSURE THAT ESTATE DEVELOPMENT DOES NOT
BRING ABOUT THE NEED FOR SIGNIFICANT INCREASES
IN THE EXISTING LEVELS OF SERVICES PROVIDED BY
THE MUNICIPALITY.

The scattering of rural, non-farm lots throughout the rural area can lead to increased servicing costs which must be borne by taxpayers, both at the municipal and the provincial level. These costs come in the form of road maintenance, snow ploughing, schooling and school busing, installation of sewage and water services to prevent or alleviate pollution problems, fire and police protection and so on. Municipalities should, therefore, be aware of the potential costs of this form of development before committing themselves to the provision of expensive services.



Guidelines to prevent unforeseen expenses as a result of estate residential development include the following:

- i) Design estate development on internal road systems to facilitate snow ploughs and school buses.
- ii) Locate the estate development so that the major access point satisfies the Ministry of Transportation and Communications criteria.
- iii) Provide lots that have suitable locations for two septic tile beds, so that a second sewage disposal facility can be provided if the first malfunctions.
- iv) Restrict estate development to locations which can be served by existing school buses, unless the proposal is within walking distance of a school.

NOTE: The Education Act, section 20, states that a child may be excused from school if no busing is available subject to the following conditions:

- a) Up to 7 years old they are required to walk 1 mile (from the nearest highway to the bus).
- b) Up to 10 years old they are required to walk 2 miles (from the nearest highway to the bus).
- c) Over 10 years old they are required to walk 3 miles (from the nearest highway to the bus).

C.2 ENSURE THAT THE MUNICIPALITY HAS THE FINANCIAL RESOURCES TO ABSORB THE COST OF ESTATE DEVELOPMENT WITHOUT IMPOSING A BURDEN ON EXISTING TAXPAYERS.

As discussed, the scattering of estate development can escalate municipal/provincial costs. The absolute

amount of development can also escalate costs in a manner that would require the municipality to significantly raise the taxes of existing residents to subsidize the incoming residents. In extreme cases, this may place the municipality in financial difficulty. Decisions concerning the desired quality of estate development relative to other development options should, therefore, be made by the municipality in consultation with its residents.

Guidelines to guard against financial difficulties arising from estate development include the following:

- i) Investigate the financial implications of constructing various quantities of estate development and compare this with the costs of other residential development types.
- ii) Inform the municipal residents of the financial and taxation implications of various amounts of estate development vis a vis other development alternatives.
- iii) Set targets and phasing policies for estate development with the aid of the residents, only after the above factors are taken into account.

D. IMPLEMENTATION

D.1 ENSURE THAT ESTATE DEVELOPMENT IS TREATED AS
A PART OF THE GENERAL HOUSING POLICIES OF
THE AREA'S OFFICIAL PLAN.

Estate development should be regarded as just one facet of the general growth policies of the municipality. Clear policy guidelines in the municipality's official plan assist the public and developers in understanding what is expected of rural estate development, and aid public officials in evaluating each proposal. The legal implications of the approved official plan enable the municipality to implement these policies in a consistent manner.

Guidelines which must be followed require that:

- i) No estate development will be approved in a municipality unless it has an approved official plan with rural estate policies which form part of the overall housing policies of the municipality.

D.2 ENSURE THAT THE OFFICIAL PLAN POLICIES FOR
RURAL ESTATE DEVELOPMENT COINCIDE WITH THE
PROVINCIAL GOALS OUTLINED IN THIS REPORT.

In some cases, rural estate policies in approved Official Plans have failed to provide adequate guidelines for estate development. Inadequacies have often come about as a result of an incomplete analysis at the time of the creation of the Plan.

By observing the following guidelines, these inadequacies can be prevented in future plans:

- i) Require that any policy on rural estate development incorporated into new or revised official plans be based on the following information and analysis:
 - (a) A land and landscape analysis which provides information on municipal hazard lands, existing and potential agricultural lands and activities, mineral resources, sensitive ecological areas, topographic features or municipal and/or regional merit, and other land/landscape elements which may effect estate development.
 - (b) An evaluation of the municipal costs and revenues of estate development.
 - (c) An assessment of the social impact of estate development in the municipality.
- ii) Provide the above studies as appendices or background documents to the Official Plan.
- iii) Consider ranking potential estate sites with regard to their suitability for such use, and suggest possible phasing schemes. (This information could be included in the appendix of the Official Plan.)

D.3 ENSURE THAT GENERAL LOCATIONS IN WHICH ESTATE DEVELOPMENT "MAY BE CONSIDERED" ARE DESIGNATED ON THE LAND USE SCHEDULES OF THE OFFICIAL PLAN. THESE MAPS SHOULD BE ACCOMPANIED BY POLICIES IN THE TEXT OF THE PLAN SETTING OUT THE APPROVAL PROCEDURES, SCALE AND PHASING OF DEVELOPMENT WITHIN ESTATE DESIGNATIONS.

Official Plan land use maps should identify general locations which are suitable for estate residential development. Estate development can then be considered within this rural estate designation, subject to specific policies and requirements contained within the text of the plan.

Not all land within the estate designation will be developed. Rather, these designations point toward the most suitable locations for this type of development, and exclude those areas in which estates would not be suitable.

There are a number of advantages to this approach. Pre-designation of general estate locations discourages the notion that all rural land is a "holding zone" for future development. As well, pre-designation requires more detailed market and land capability studies at the time the plan is written. The establishment of general locations prevents the "zoning map" approach in which official plan designations follow the boundaries of specific proposals, and time consuming official plan amendments will not be required in each case.

It is important that strong official plan policies, with regard to the approval, staging and standards of estate development, accompany these maps. Yearly quotas, ultimate numbers and density, or other such devices may be used to guide implementation.

It should be noted that while an Official Plan amendment will not be required in areas which have been designated for estate development, a zoning amendment will be required in all cases.

Guidelines to assist in designating sites for estate development include the following:

- i) Require that designation take place only after detailed studies, such as those set out in D.2(i) of these Guidelines, have been undertaken. This should be a part of the public participation process.
- ii) Avoid pre-zoning of estate residential locations. (Implementing zoning by-laws should accurately reflect existing estate developments.)
- iii) Ensure that designations are accompanied by adequate policies in the text of the Official Plan to guide specific location, phasing, amount and implementation of estate development.

D.4 ENSURE THAT ANY APPLICATION FOR RURAL ESTATE DEVELOPMENT CONTAINS ADEQUATE INFORMATION TO ALLOW LOCAL, REGIONAL AND PROVINCIAL AUTHORITIES TO CAREFULLY EVALUATE THE PROPOSAL IN RELATION TO PROVINCIAL AND OFFICIAL PLAN POLICIES.

Many of the guidelines in this report relate to items which can be evaluated only with detailed information. It should be the responsibility of the developer to provide any information which goes beyond information gathered by the municipality in the writing of the

Official Plan. It is also in his interest to provide information which will facilitate the processing of the application.

The following guidelines outline information which will accompany applications for rural estate development:

- i) A site plan showing locations, sizes and elevations of buildings, proposed landscaping, location of proposed driveways and roads, location of proposed wells and septic tank tile beds, proposed setbacks from watercourses and other environmentally sensitive areas, existing natural and man-made features which will be preserved in the development, and proposed open space.
- ii) A site appraisal, at a contour interval of at least 5 feet, including a map showing topography, existing vegetation and man-made features, plus an assessment of the existing landscape and an ecological analysis.
- iii) A planning appraisal including servicing proposals and a general assessment of the development in relation to official plan policies.

D.5 ENSURE THAT ANY DETAILED REQUIREMENTS SET OUT BY THE MUNICIPALITY, IN ADDITION TO OFFICIAL PLAN POLICIES AND ZONING REQUIREMENTS, WHICH HAVE BEEN AGREED TO BY THE DEVELOPER, ARE LEGALLY BINDING.

The nature of estate development is such that certain responsibilities of the developer cannot be undertaken until after the plan has been registered.

These requirements might include landscaping and ensuring protection of natural site features. The municipality should, therefore, utilize the powers available to it under The Planning Act to ensure that these requirements are fulfilled.*

Guidelines

- i) Incorporate any undertaking by the developer regarding building location, size and elevation, landscaping, preservation of vegetation or other natural/artificial features, location of roads, driveways, wells and septic tank tile beds, setbacks from certain natural features. etc.; into either a subdivision agreement under section 33(6) of The Planning Act, or a site plan agreement under section 35a, or both, as they are applicable.

D.6 ENSURE THAT RURAL ESTATE LOTS WHICH ARE NOT
IN CONFORMITY WITH THESE GENERAL GUIDELINES
ARE NOT CREATED BY THE SEVERANCE PROCESS.

In certain instances a municipality may experience a very limited demand for estate development. In these cases, a Committee of Adjustment or Land Division Committee may be required to deal with rural estate development on a smaller scale. These committees should be provided with adequate guidelines and a clear explanation of their intent in order that the Committee may satisfactorily deal with these requests.

* For additional information, see the Ministry of Housing Publication, Guidelines for Development Control (Site Plan Control), The Planning Act: Section 35a

Guidelines to ensure that all estate lots are in conformity with these guidelines include the following:

- i) Consider prohibiting the creation of rural estates by the consent process.
- ii) If rural estate severances are to be permitted, provide detailed guidelines within the consent policy section of the Official Plan for rural estate severances, and ensure that a detailed report is provided for Committee of Adjustment or Land Division Committee members by the planning staff or municipal consultant on all rural estate applications.

